

170.A

0007

0116.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

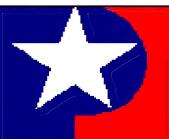
415,800 / 415,800

USE VALUE:

415,800 / 415,800

ASSESSED:

415,800 / 415,800


Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 116 | | PARK AVE, ARLINGTON |

OWNERSHIP

| | | | |
|----------|----------------|---------|---|
| Owner 1: | BEYER LESLIE A | Unit #: | 2 |
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 116 PARK AVENUE UNIT 2

Street 2:

Twn/City: ARLINGTON

| | | | | | |
|----------|-------|--------|--|----------|---|
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02476 | | | Type: | |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | BEYER LESLIE A - |
| Owner 2: | CONNET JANE M - |
| Street 1: | 116-118 PARK AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1358 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | B3 | VILLAGE B | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 7650 | | | | | | | | | | | | G6 | 1. | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| 102 | 0.000 | 412,500 | 3,300 | | 415,800 | | 261278 |
| Total Card | 0.000 | 412,500 | 3,300 | | 415,800 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.000 | 412,500 | 3,300 | | 415,800 | Total Land: | GIS Ref |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 306.19 | /Parcel: 306.1 | Land Unit Type: | Insp Date |
| | | | | | | | 10/10/18 |

Parcel ID 170.A-0007-0116.2

!15039!

PRINT

| Date | Time |
|----------|----------------|
| 12/11/20 | 04:48:22 |
| Last Rev | |
| Date | Time |
| 10/10/18 | 14:21:11 |
| | danam |
| | 15039 |
| | ASR Map: |
| | Fact Dist: |
| | Reval Dist: |
| | Year: |
| | LandReason: |
| | BldReason: |
| | CivilDistrict: |
| | Ratio: |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | |
|----------------|-----------|-----------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| BEYER LESLIE A | 84-157 | | 8/20/2004 | Family | | 10 | No | No | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|-------------|
| 8/15/2006 | 680 | Re-Roof | 10,000 | | | G8 | GR FY08 | | 10/10/2018 | Measured | DGM | D Mann |
| | | | | | | | | | 5/18/2005 | External Ins | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-----------------|-----|------------------------------------|-----------------|--------|--------|-------------------------|---------------------------------|------------|----------|----------------------|------|-------|------------|------------------------------|--------------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 99 - Condo Conv | | | | Full Bath: 1 | Rating: Average | | | | | | | | | | | Undisplayed Areas: GLA: 1358 | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | RESIDENTIAL GRID | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | 1st Res Grid | Desc: Line 1 | # Units: 1 | | | | | | | | | | | |
| Color: BROWN | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | Lvl 2 | | | | | | | | | | | | | |
| Year Blt: 1921 | Eff Yr Blt: | | | | | | | Lvl 1 | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | | | | | Lower | | | | | | | | | | | | | |
| Jurisdct: G6 | | Fact: . | | | | | | Totals | RMS: 7 | BRs: 2 | Baths: 1 | HB | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | CONDOS INFORMATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: STD | | | | Location: | | | | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Total Units: | | | | Interior: | | 1 | 7 | 2 | | | | | | | | | |
| Sec Int Wall: | | % | | Floor: 2 - 2nd Floor | | | | Additions: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | % Own: 52.000000000 | | | | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Name: | | | | Baths: | | | | | | | | | | | | | |
| Sec Floors: | | % | | | | | | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | | General: | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | | | | | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 170.A-0007-0116.2 | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | |
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1921 | 27.50 | T | 40 | 102 | | | 3,300 | | 3,300 | | | | |
| More: N | Total Yard Items: | 3,300 | | Total Special Features: | | | Total: | 3,300 | | | | | | | | | | | | | |